



County of Los Angeles  
**CHIEF ADMINISTRATIVE OFFICE**

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://cao.co.la.ca.us>

DAVID E. JANSSEN  
Chief Administrative Officer

September 14, 2004

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Board of Supervisors

GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

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Third District

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Fifth District

Dear Supervisors:

**CONVEYANCE OF COUNTY-OWNED REAL PROPERTY  
TO THE CITY OF PALMDALE  
(FIFTH DISTRICT) (5-VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that certain County-owned real property situated in the City of Palmdale, the location of which is delineated on the Map (Attachment A) and legally described in the Quitclaim Deed (Attachment B), is not presently used and is not needed for any public purpose.
2. Find that the proposed conveyance of the approximately 13.72 acres of unimproved real property is categorically exempt from the California Environmental Quality Act (CEQA).
3. Approve the conveyance as authorized pursuant to California Government Code Section 25550.
4. Approve and instruct the Chairman to sign the Quitclaim Deed (Attachment B) which has been approved as to form by County Counsel.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to grant a request by the City of Palmdale (City) to convey title to approximately 13.72 acres of unimproved real property (Assessor's Parcel Number 3019-015-905) generally situated at 20<sup>th</sup> Street East, north of Avenue S, Palmdale (Property). The proposed acquisition would allow the City to develop a historical park honoring one of the area's founding settlements, Palmenthal.

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The transfer of title is authorized by Section 25550 of the California Government Code which provides for such transfer without any consideration other than the agreement of the receiving city to maintain the conveyed real property as a public park, amusement or recreational area for the benefit and use by all County residents. Generally, it has been the Board's policy to convey title to County-owned property for development and use as a park by incorporated cities upon their request. The Property is not presently used and is not needed for any public purpose.

#### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The Countywide Strategic Plan directs that we provide the public with quality services that are both beneficial and responsive (Goal 1). Allowing the use of surplus County property to establish, develop and maintain a public park area for use and enjoyment by County constituents is consistent with that Goal.

#### **FISCAL IMPACT/FINANCING**

The gratis conveyance of the Property will have no significant fiscal impact to the County.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Property was initially acquired by the County in May 1951, by tax deed and designated for soil conservation, water conservation, and park purposes. However, the Property was never developed for those purposes and was subsequently processed as surplus.

The City has conceptualized several improvements for the proposed park including:

- A museum honoring the area's founding settlement, Palmenthal.
- Exhibits and memorabilia recounting the significance the railroad had in contributing to the growth of population and commerce in the Palmdale area.
- Landscaping the project with certain plants and flowers which are indigenous to the subject area.
- Development of a system of walkways to connect the entire project together.

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Development of the proposed park would also complement enhancements the City has planned for the historical Palmdale Cemetery which is located adjacent (northwest corner) to the Property.

By acceptance of the attached quitclaim deed for the Property, the City agrees to the conditions of conveyance. As previously indicated, the deed will contain a reversionary clause reverting title back to the County in the event the City ever fails, refuses or neglects to use the subject property for park purposes. The City shall accept the Property in its current "as is" condition with no guarantees or warranties by the County. In accordance with your Board's policy, the deed reserves the mineral rights in the Property to the County.

County Counsel has reviewed all documents related to the transfer and has approved their use as required. Additionally, County Counsel concurs with CAO that a transferable interest in the Property exists.

#### **ENVIRONMENTAL DOCUMENTATION**

The recommended action is categorically exempt under Class 16 of the State CEQA Guidelines and the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

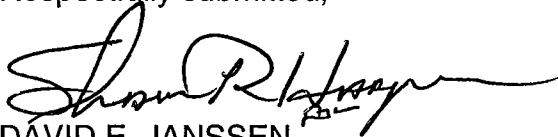
The recommended action will serve to increase passive recreational opportunities for the public and will have no impact on any current County services or projects.

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**CONCLUSION**

It is requested that the Executive Officer, Board of Supervisors, return two original copies of the executed Quitclaim Deed and two certified copies of the Minute Order, and the adopted, stamped Board letter to the CAO Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "David E. Janssen", with a stylized flourish at the end.

DAVID E. JANSSEN  
Chief Administrative Officer

DEJ:CWW  
CB:RL:cc

Attachments (2)

c: County Counsel

PalmdaleCemetery.b2

NO. 923 FOR PREV. ASSMT. SEE:  
3019-45

ATTACHMENT B

RECORDING REQUESTED BY & MAIL TO  
  
County of Los Angeles  
Chief Administrative Office  
Real Estate Division  
222 South Hill Street, 3<sup>rd</sup> Floor  
Los Angeles, CA 90012

Space above this line for Recorder's use  
THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE GOVERNMENT CODE

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE REVENUE AND TAXATION CODE

TAX PARCEL: 3019-015-905

QUITCLAIM DEED

The COUNTY OF LOS ANGELES, a body corporate and politic, for valuable consideration receipt of which is hereby acknowledged, does hereby surrender, quitclaim and release to:

CITY OF PALMDALE, a municipal corporation

all of the County's right, title and interest in and to the described real property, reserving and excepting to the County all oil, gas, hydrocarbons, and other minerals in and under the property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of said real property.

Said real property is located in the City of Palmdale, County of Los Angeles, State of California and is further described on Exhibit A attached hereto and incorporated herein.

SUBJECT TO AND TRANSFEREE TO ASSUME:

- a. All taxes, interest, penalties and assessments of record, if any.
- b. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.
- c. At all times and under all conditions, said Property shall be equally open and available to residents of incorporated and unincorporated territory and there shall be no discrimination against or preference, gratuity, bonus or other benefit given residents of the incorporated area not equally accorded residents of the unincorporated territory.
- d. In the event the City does not develop and continuously operate the Property for use as a park, amusement or recreational area, then all right title and interest in and to said Property shall revert back to the County of Los Angeles without any necessity of any affirmative action on the part of the County of Los Angeles.

Dated \_\_\_\_\_

COUNTY OF LOS ANGELES

COLA LOG NO. \_\_\_\_\_

By \_\_\_\_\_  
Don Knabe  
Chairman, Board of Supervisors

STATE OF CALIFORNIA) )  
 ) ss.  
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairperson of the Board on all papers, documents, or instruments requiring said signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 2004, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the County of Los Angeles was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairperson of the Board of Supervisors of the County of Los Angeles.


In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
Board of Supervisors, County of Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By   
Deputy

# EXHIBIT A

A.P.N. 3019-015-905  
T.G. 4286-E3  
I.M. 309-257  
FIFTH DISTRICT

## DESCRIPTION

Those portions of Lots 46 and 47, as shown on map filed in Book 11, pages 11 and 12 of Miscellaneous Records, in the office of the Recorder of the County of Los Angeles within the following described boundaries:

Beginning at the intersection of the southerly line of said Lot 46 with the easterly line of that certain parcel of land described as Parcel 'A' in deed to the City of Palmdale, recorded on November 18, 1976, as Document No. 4574, in Book D7324, page 190, of Official Records, in the office of said recorder; thence northerly along said easterly line to the northeasterly corner of said certain parcel of land; thence westerly along the northerly boundary of said certain parcel of land to the northeasterly boundary of that certain parcel of land described as Parcel 'B' in said deed; thence northwesterly along said last mentioned boundary and following the same in all its various courses and curves to the southerly line of Palmdale Cemetery, as shown on County Surveyor's Map No. 8857, on file in the office of the Director of the Department of Public Works of said county; thence easterly and northerly along the southerly and easterly line of said Palmdale Cemetery to the northerly line of said Lot 47; thence easterly along the northerly line of said Lot 47 and the northerly line of said Lot 46, to the northeasterly corner of said Lot 46; thence southerly and westerly along the easterly and southerly lines of said Lot 46 to the point of beginning.

Containing:  $\pm$  13.7 acres



APPROVED AS TO DESCRIPTION  
8-02, 20 04  
COUNTY OF LOS ANGELES  
BY David W. Farrell  
LAND SURVEYOR  
Mapping & Property Management Division